

LEISURE, OFFICE | TO LET

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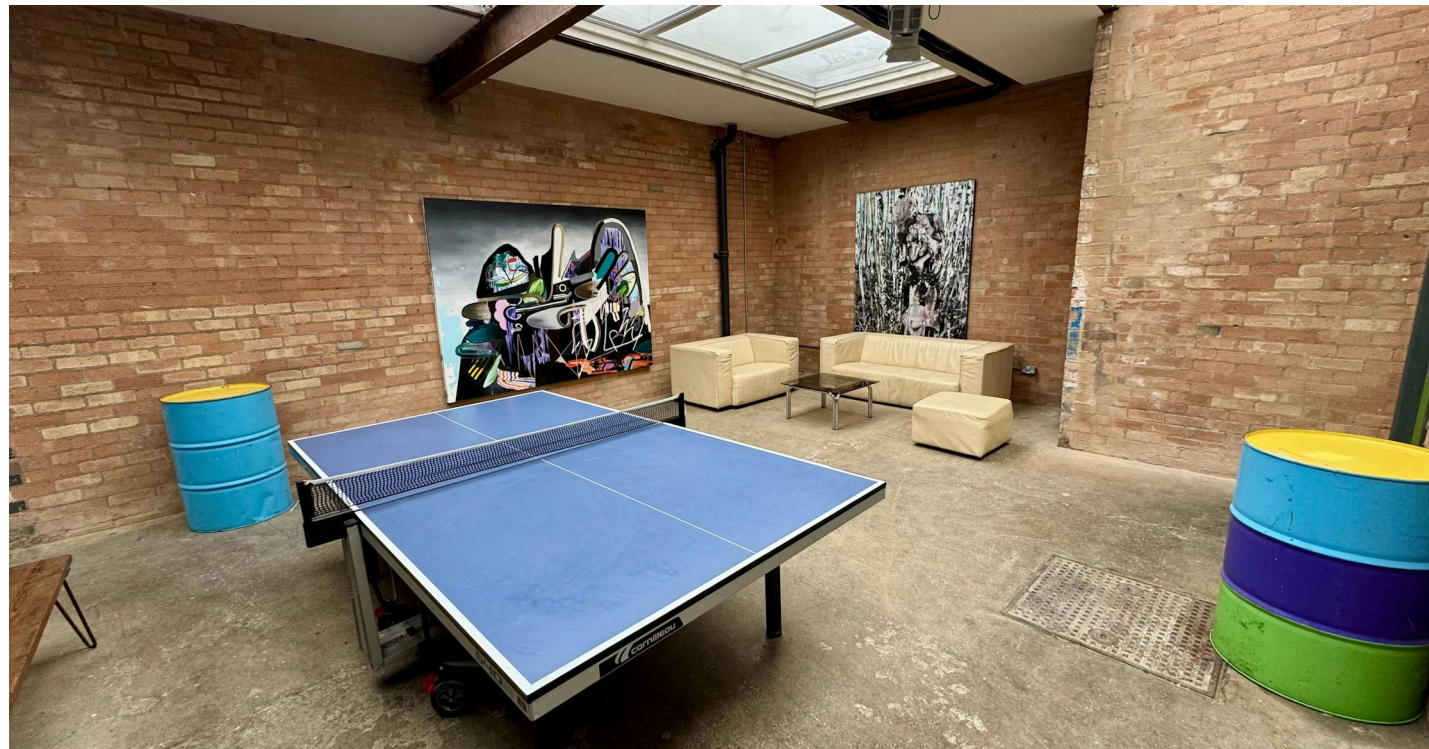
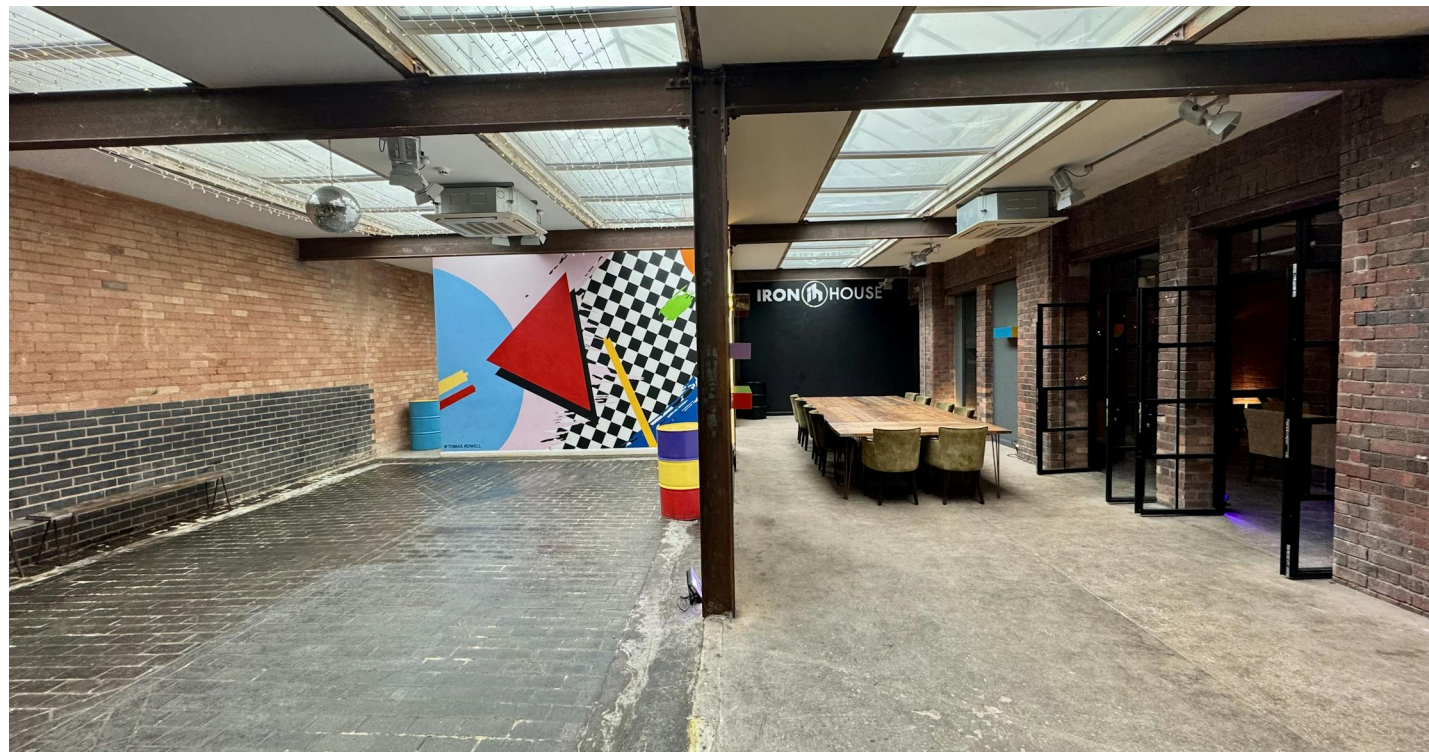
GREAT HAMPTON WORKS, 170 GREAT HAMPTON ROW, BIRMINGHAM, B19 3JG  
4,541 SQ FT (421.87 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Attractive Ground Floor Office or Events Space  
with A3 Planning Permission

- Quoting Rental £32,500
- Currently Used as a Licensed Events Space
- Attractive Listed Building with Characterful Features
- Parking Available Nearby
- Short Walking Distance to JQ and St Paul's Metro
- Close to Gilders Yard Development





## DESCRIPTION

This striking ground floor office and events space forms part of a characterful, Grade II listed property, offering a unique blend of industrial charm and contemporary accommodation.

The space has been thoughtfully refurbished to provide flexible accommodation suitable for a range of uses including offices, creative workspace, events space or restaurant usage.

The premises benefit from exposed brick walls, large industrial-style rooflights providing excellent natural light, and a combination of polished concrete and original flooring throughout.

The space provides open-plan central area with glazed partitioning and high ceilings, offering excellent scope for collaborative working or event hosting with additional breakout zones.

A food preparation / kitchen area is provided to the rear which benefits from extraction into a rear courtyard. Male, female and disabled WC facilities are also provided.

Car parking is available on street locally or via a large pay and display car park opposite.

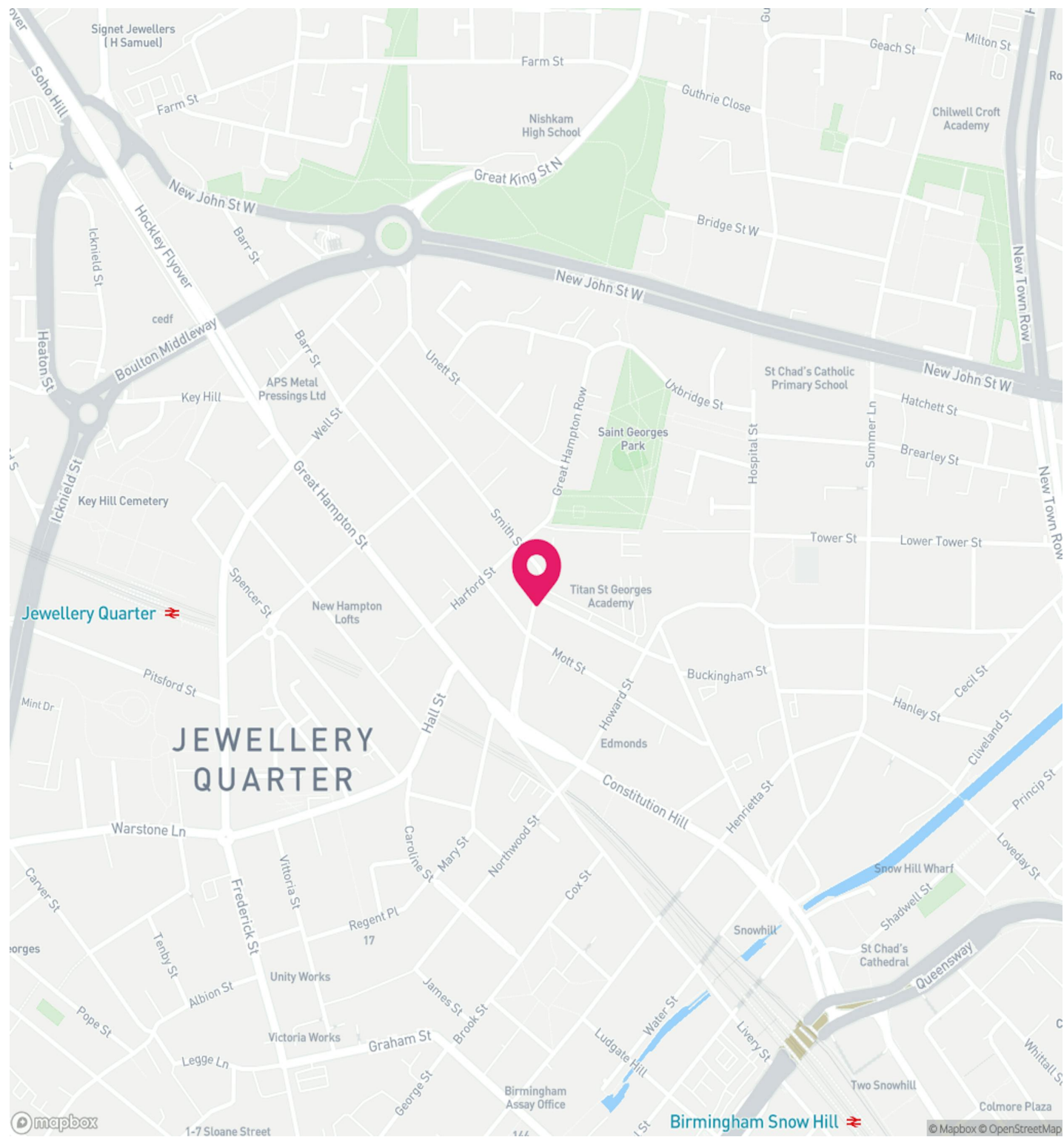


## LOCATION

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The property is situated on Great Hampton Row a short distance from Constitution Hill (A41) and less than half a mile from Birmingham City Centre and the historic Jewellery Quarter.

The nearby inner ring road provides access to the A38 (M) and the national motorway network at J6 M5 (Spaghetti Junction).





## THE JEWELLERY QUARTER

**The Jewellery Quarter is one of Birmingham's city centre business hotspots.**

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

### Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

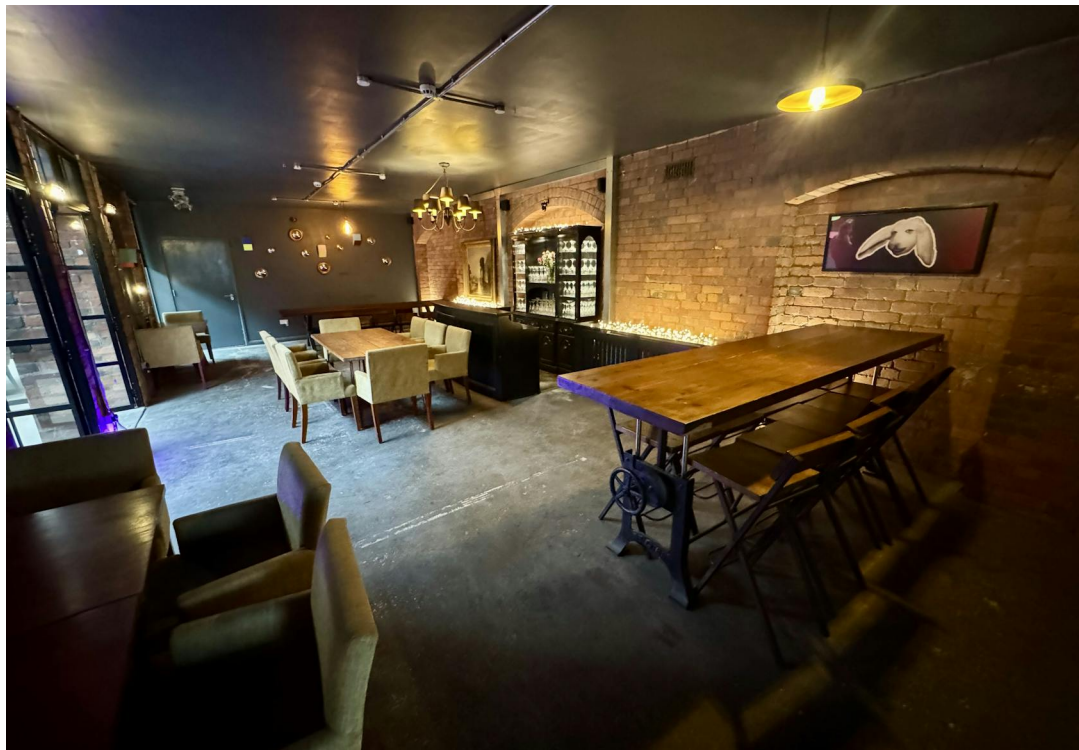
For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

### Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness and Henrietta Street Gym.









## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor	3,580	332.59	Available
Basement - Storage	961	89.28	Available
<b>Total</b>	<b>4,541</b>	<b>421.87</b>	

## RATEABLE VALUE

£14,500. To be confirmed

## VAT

Not applicable

## LEGAL FEES

Ingoing tenant is liable for both parties legal costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£32,500 per annum

## POSSIBLE USE CLASSES

Class A3 - Restaurants and Cafes, Class B1 - Business

## EPC

EPC exempt - Listed building

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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